



**Kenai Planning & Zoning Commission -
Regular Meeting**

March 24, 2021 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic Participation Info Page 2****

Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda
5. *Excused Absences

All items listed with an asterisk () are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. APPROVAL OF MINUTES

1. *March 10, 2021

C. SCHEDULED PUBLIC COMMENT

Public comment limited to ten (10) minutes per speaker)

D. UNSCHEDULED PUBLIC COMMENT

*(Public comment limited to three (3) minutes per speaker;
thirty (30) minutes aggregated)*

E. CONSIDERATION OF PLATS

1. **Resolution PZ2021-09** – Preliminary Subdivision Plat of Carl F. Ahlstrom RPM's Replat Number 2, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of the City of Kenai, 210 Fidalgo Avenue, Kenai, AK 99611

F. PUBLIC HEARINGS

G. UNFINISHED BUSINESS

H. NEW BUSINESS

I. PENDING ITEMS

J. REPORTS

- [1.](#) City Council
- [2.](#) Kenai Peninsula Borough Planning
3. City Administration

K. ADDITIONAL PUBLIC COMMENT

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

1. Citizens Comments *(Public comment limited to five (5) minutes per speaker)*
2. Council Comments

L. INFORMATIONAL ITEMS

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. April 14, 2021

N. COMMISSION COMMENTS AND QUESTIONS

O. ADJOURNMENT

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk's Office at 907-283-8231.

Join Zoom Meeting

<https://us02web.zoom.us/j/89557022333>

Meeting ID: 895 5702 2333
Passcode: 032577

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File Attachments for Item:

1. *March 10, 2021

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 10, 2021 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

Commission Chair Twait called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

Commission Chair Twait led those assembled in the Pledge of the Allegiance.

2. Roll Call

Commissioners present: J. Twait, R. Springer, D. Fikes, G. Greenberg, A. Douthit, G. Woodard

Commissioners absent: J. Halstead

Staff/Council Liaison present: Planning Director R. Foster, Planning Assistant W. Anderson, Deputy City Clerk M. Thibodeau, Council Liaison J. Glendening

A quorum was present.

3. Agenda Approval

MOTION:

Commissioner Greenberg **MOVED** to approve the agenda as written and Vice Chair Fikes **SECONDED** the motion. There were no objections; **SO ORDERED**.

4. Consent Agenda

MOTION:

Commissioner Greenberg **MOVED** to approve the consent agenda and Vice Chair Fikes **SECONDED** the motion. There were no objections; **SO ORDERED**.

All items listed with an asterisk () are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

5. *Excused absences – None

B. APPROVAL OF MINUTES

1. *January 27, 2021

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2021-02** – Preliminary Subdivision Plat of FBO Subdivision No. 10, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of the City of Kenai, 210 Fidalgo Avenue, Kenai, AK 99611

Planning Director Foster presented his staff report with information provided in packet, noting that this subdivision is a requirement of City Council Resolution 2020-72, which approved a lease between the City of Kenai and Alaska Air Fuel, Inc. for a period of forty-five years.

Approval of the plat was recommended, subject to the following conditions:

- Further development of the property shall conform to all federal, State of Alaska, and local regulations.

MOTION:

Commissioner Douthit **MOVED** to approve Resolution No. PZ2021-02 and Commissioner Greenberg **SECONDED** the motion.

Chair Twait opened for public hearing; there being no one wishing to be heard, the public hearing was closed.

Citing previous discussions on this topic, the question was raised about the possibility of extending the remaining parcel to make it more leasable. Clarification was provided that there was the option to have a re-plat done in the future if a potential lessee came forward but the parcel was too small.

VOTE:

YEA: Twait, Woodard, Greenberg, Fikes, Springer, Douthit

NAY:

MOTION PASSED UNANIMOUSLY.

2. **Resolution PZ2021-07** – Preliminary Subdivision Plat of Townsite of Kenai 2021 Kenaitze Replat, submitted by Edge Survey and Design, LLC, P.O. Box 208, Kasilof, AK 99610, on behalf of Kenaitze Indian Tribe, P. O. Box 988, Kenai, AK 99611

Planning Director Foster presented his staff report with information provided in packet, noting that the property owners wish to vacate the property line between Tract A, and Lot 22-A-1, Block 5 Townsite of Kenai Kenaitze Addition, which will create a larger tract to be described as Tract B, Block 5, Townsite of Kenai 2021 Kenaitze Replat.

Approval of the plat was recommended, subject to the following conditions:

- Further development of the property shall conform to all federal, State of Alaska, and local regulations.

MOTION:

Commissioner Douthit **MOVED** to approve Resolution No. PZ2021-07 and Commissioner Greenberg **SECONDED** the motion.

Chair Twait opened for public hearing; there being no one wishing to be heard, the public hearing was closed.

VOTE:

YEA: Twait, Woodard, Greenberg, Fikes, Springer, Douthit

NAY:

MOTION PASSED UNANIMOUSLY.

F. PUBLIC HEARINGS

1. **Resolution PZ2021-05** – Application for a Conditional Use Permit for the breeding and sale of dogs, for the property described as Lot 4, Block 6, Valhalla Heights Subdivision Part 5, located at 140 Richfield Drive, Kenai, AK 99611. The application was submitted by Laura Pabst, 140 Richfield Drive, Kenai, AK 99611

Planning Director Foster reviewed the staff report provided in the packet noting the conditional use permit is primarily for the purpose of breeding and showing dogs, and the sale of puppies is secondary. The conditional use criteria and conditions of approval were reviewed, and it was noted that the applicant must obtain a commercial kennel license from Animal Control.

MOTION:

Commissioner Greenberg **MOVED** to recommend approval of Resolution No. PZ2021-05 with staff recommendations and Commissioner Douthit **SECONDED** the motion.

Chair Twait opened the floor for public testimony.

Laura Pabst described her family's business, clarifying that they show dogs throughout the country and in Canada, and her dogs are trained to perform in many events. She explained that it is a family passion and has proved to be a positive activity for her daughter. She clarified that the breeding aspect of her business is limited, and is something that she does for herself and the puppies that are sold go to show and performance homes. She noted that she does not intend to increase production of puppies.

Edwin Creekmore with Kenai Animal Control clarified that her Animal Control permit is conditional upon this Resolution passing with Commission, and noted that there had been no complaints against her property. He explained that Animal Control will do an annual inspection to check on welfare, safety and living conditions of the animals.

Pabst noted dogs are never outside unattended, because she doesn't want to be nuisance to her neighbors.

There being no one else wishing to be heard, the public hearing was closed.

VOTE:

YEA: Twait, Greenberg, Douthit, Fikes, Springer, Woodard

NAY:

MOTION PASSED UNANIMOUSLY.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS – None.

I. PENDING ITEMS – None.

J. REPORTS

1. **City Council** – Council Member Glendening reported on the actions from the February 3, February 17, and March 3, 2021 City Council meetings.
2. **Borough Planning** – Vice Chair Fikes reported on the actions of the Borough Planning Commission meetings of February 8 and February 22, 2021, and the next meeting is March 15, 2021.
3. **City Administration** – Planning Director Foster reported on the following:
 - A plat has been received for consideration, and will be presented at the March 24, 2021 meeting.

K. ADDITIONAL PUBLIC COMMENT

1. Citizens Comments
2. Council Comments

L. INFORMATIONAL ITEMS

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. March 24, 2021

N. COMMISSION COMMENTS & QUESTIONS

Commissioner Greenberg welcomed Commissioner Woodard to Planning & Zoning.

Commissioner Springer noted he had intended to come in person, but withheld because he had a cold.

Commissioner Woodard noted she is looking forward to learning about Planning & Zoning and working with the other commissioners.

Vice Chair Fikes reminded everyone to file their PFD applications, and that financial disclosures are due soon.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:10 p.m.

Minutes prepared and submitted by:

Meghan Thibodeau
Deputy City Clerk

File Attachments for Item:

1. Resolution PZ2021-09 – Preliminary Subdivision Plat of Carl F. Ahlstrom RPM's Replat Number 2, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of the City of Kenai, 210 Fidalgo Avenue, Kenai, AK 99611



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-09**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT CARL F. AHLSTROM SUBDIVISION RPM's REPLAT NUMBER 2 ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the General Commercial (CG) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, Access to the proposed Lot 19A, Block 13, Carl F. Ahlstrom Subdivision RPM's is provided via the Kenai Spur Highway and Wildwood Drive which are paved City maintained roads; and

WHEREAS, The building located at 14096 Kenai Spur Highway is connected to City water and sewer services. The mini-storage buildings located at 14064 and 14080 Kenai Spur Highway are not connected to City water and sewer services. Water lines are located to the rear of the lots and sewer lines are located in the right-of-way of the Kenai Spur Highway An installation agreement is not required; and

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the preliminary plat meets standards for water and wastewater.
2. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the proposed lots meets City standards for minimum lot sizes.
3. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the proposed lots meet City standards for minimum lot width, maximum lot coverage, and maximum height.
4. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the existing structures at 14064 and 14080 Kenai Spur Highway are not in compliance with the front yard setback requirement. The front setback requirement is twenty feet (20') in the General Commercial zone and the distance from the structures to the property line is approximately zero feet (0'). The structures are considered non-conforming structures as set forth in Kenai Municipal C14.20.050 (a) and (d).

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That the preliminary plat of Carl F. Ahlstrom Subdivision RPM's Replat Number 2 be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the ten-foot (10') utility easements are not needed for a public purpose and approve the vacation of the utility easements as shown on the preliminary plat.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 24th day of March, 2021.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ MMC, CITY CLERK



KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | 907.283.7535 | www.kenai.city

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: March 18, 2021
SUBJECT: PZ2021-09 – Preliminary Plat – Carl F. Ahlstrom Subdivision RPM’s Replat Number 2

Applicant: RPM’s LLC
14096 Kenai Spur Hwy.
Kenai, AK 99611

Submitted By: Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669

Requested Action: Preliminary Subdivision Plat – Carl F. Ahlstrom Subdivision RPM’s Replat Number 2

Legal Description: Lot 22A, Block 13, Carl F. Ahlstrom Subdivision RPM’s Replat; Lots 19, 20, and 21, Block 13, Carl F. Ahlstrom Subdivision, excepting therefrom the state highway right-of-way

Property Address: 14096 Kenai Spur Highway; 14032 Kenai Spur Highway; 14064 Kenai Spur Highway; and 14080 Kenai Spur Highway

KPB Parcel No: 03908128; 03908124; 03908125; and 03908126

Lot Size: Approximately 27,443 square feet for Lot 22A, Block 13; approximately 27,443 square feet for Lots 19, 20, and 21, Block 13, (9,147.60 square feet per each lot)

Existing Zoning: General Commercial (CG)

Current Land Use: RPM’s Auto Shop, mini-storage buildings, and a vacant lot

Land Use Plan: General Commercial

GENERAL INFORMATION

Segesser Surveys, LLC. submitted a preliminary plat on behalf of the property owner, RPM's LLC. The plat affects the parcels described as Tract 22A, Block 13, Carl F Ahlstrom Subdivision RPM's Replat; Lots 19, 20, and 21, Block 13, Carl F. Ahlstrom Subdivision, excepting therefrom the State highway right-of-way.

The applicant wishes to vacate the property lines between Lot 22A, Block 13, Carl F. Ahlstrom Subdivision RPM's Replat, and Lot 21, 20, and 19, Block 13, Carl F. Ahlstrom Subdivision, which will create a larger tract to be described as Lot 19A, Block 13, Carl F. Ahlstrom Subdivision, RPM's Replat Number 2. The proposed Lot 19A, Block 13, will be comprised of approximately 54,886 square feet.

The applicant also wishes to vacate the utility easements as set forth on the Preliminary plat of Carl F. Ahlstrom Subdivision RPM's Replat Number 2. Kenai Municipal Code 22.05.110 provides that the Kenai City Council must determine that the utility easements are not needed for a public purpose and consent to the vacation of the utility easements.

Application, Public Notice, Public Comment

KMC 14.10.010 General under *Chapter 14.10 Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review prior to the submittal of the plat to the Kenai Peninsula Borough Planning Department. Kenai Municipal Code (*KMC*) *14.10.060* describes the process in more detail. The plat will be reviewed first by the City of Kenai Planning and Zoning Commission and then by the Kenai Peninsula Borough's Plat Committee and Planning Commission.

The property owners completed the City of Kenai preliminary plat submittal form. The City of Kenai follows *Kenai Peninsula Borough Code 20.25.070* and *20.25.080* for preliminary plat submittal requirements. City staff published notice of the consideration of the plat as part of the agenda for the City of Kenai Planning and Zoning Commission in the *Peninsula Clarion*. No public comments have been received as of March 18, 2021.

ANALYSIS

Access to the proposed Lot 19A, Block 13, Carl F. Ahlstrom Subdivision RPM's is provided via the Kenai Spur Highway and Wildwood Drive which are paved City maintained roads.

The building located at 14096 Kenai Spur Highway is connected to City water and sewer services. The mini-storage buildings located at 14064 and 14080 and Kenai Spur Highway are not connected to City water and sewer services. Water lines are located to the rear of the lots and sewer lines are located in the right-of-way of the Kenai Spur Highway. An installation agreement is not required.

Further, it is noted that the existing storage structures at 14064 and 14080 Kenai Spur Highway are not in compliance with the front yard setback requirement. The front setback requirement is twenty feet (20') in the General Commercial zone and the distance from the structures to the property line is approximately zero feet (0'). The structures are considered non-conforming structures as set forth in Kenai Municipal Code 14.20.050 (a) and (d).



The preliminary plat meets requirements of *KMC Subdivision design standards* and *KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulations*.

RECOMMENDATIONS

City staff recommends approval of the preliminary plat of Carl F. Ahlstrom Subdivision Replat Number 2, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the ten-foot (10') utility easements are not needed for a public purpose and approve the vacation of the utility easements as shown on the preliminary plat.

ATTACHMENTS

1. Resolution No. PZ2021-09
2. Application
3. Preliminary Plat
4. Aerial Map





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-09**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT CARL F. AHLSTROM SUBDIVISION RPM's REPLAT NUMBER 2 ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the General Commercial (CG) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, Access to the proposed Lot 19A, Block 13, Carl F. Ahlstrom Subdivision RPM's is provided via the Kenai Spur Highway and Wildwood Drive which are paved City maintained roads; and

WHEREAS, The building located at 14096 Kenai Spur Highway is connected to City water and sewer services. The mini-storage buildings located at 14064 and 14080 Kenai Spur Highway are not connected to City water and sewer services. Water lines are located to the rear of the lots and sewer lines are located in the right-of-way of the Kenai Spur Highway An installation agreement is not required; and

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the preliminary plat meets standards for water and wastewater.
2. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the proposed lots meets City standards for minimum lot sizes.
3. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the proposed lots meet City standards for minimum lot width, maximum lot coverage, and maximum height.
4. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the existing structures at 14064 and 14080 Kenai Spur Highway are not in compliance with the front yard setback requirement. The front setback requirement is twenty feet (20') in the General Commercial zone and the distance from the structures to the property line is approximately zero feet (0'). The structures are considered non-conforming structures as set forth in Kenai Municipal C14.20.050 (a) and (d).

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That the preliminary plat of Carl F. Ahlstrom Subdivision RPM's Replat Number 2 be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the ten-foot (10') utility easements are not needed for a public purpose and approve the vacation of the utility easements as shown on the preliminary plat.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 24th day of March, 2021.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ MMC, CITY CLERK



Preliminary Plat Submittal Form

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

APPLICANT (SURVEYOR)

Name:	Segesser Surveys Inc						
Mailing Address:	30485 Rosland St	City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	907-262-3909, 907-252-3421						
Email:	seggy@ptialaska.net						

PROPERTY OWNER

Name:	RPM LLC / JOHN MELLISH						
Mailing Address:	14096 KENAI SPR	City:	KENAI	State:	AK	Zip Code:	99611
Phone Number(s):							
Email:							

PROPERTY INFORMATION

Property Owner Name:	RPM LLC					
Current City Zoning:						
Use:	<input type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input checked="" type="checkbox"/> Commercial			
	<input type="checkbox"/> Other:					
Water:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community			
Sewer:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community			

PLAT INFORMATION

Preliminary Plat Name:	CARL FAHLSTROM SUBD, RPM'S REPLAT No 2					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No			
Street Name (if vacating ROW):						

Exceptions Required and Requested:

Comments:



REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1) 24" x 36" Plat	<input checked="" type="checkbox"/> (2) 11" x 17" Plats
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SIGNATURE

Signature:			Date:	2-25-21
Print Name:	JOHN F. SEGESSER	Title/Business:	PRESIDENT SEGESSER SURVEYS	

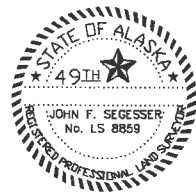
LEGEND:

- ⊕ 2 1/2" BRASS. CAP MON. 6940-S 2001 RECORD
- ⊕ 2 1/2" BRASS. CAP MON. 445-E 1965 RECORD
- ⊙ 5/8" REBAR w/PLASTIC CAP L-11795 RECORD
- 5/8" REBAR RECORD
- () RECORD DATUM PLAT 2017-66 KRD

NOTES:

- 1) Basis of bearing taken from Carl F. Ahlstrom Subdivision RPM's Replat, Plat 2017-66, Kenai Recording District.
- 2) Further development of the property shall conform to all federal, State of Alaska, and local regulations.
- 3) Development must meet City of Kenai Chapter 14 Zoning Requirements.
- 4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association Inc. is recorded in Book 2 Page 64, Kenai Recording District. No definite location disclosed.
- 5) An easement for electric lines or system and/or telephone lines granted to Kenai Power Corporation is recorded in Book 2 Page 31, Kenai Recording District. No definite location disclosed.
- 6) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order Number No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951, Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
- 7) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 8) Front 15 feet adjacent to rights-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 9) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

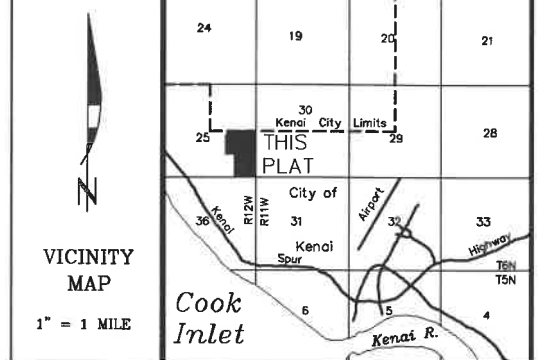
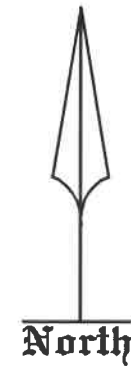
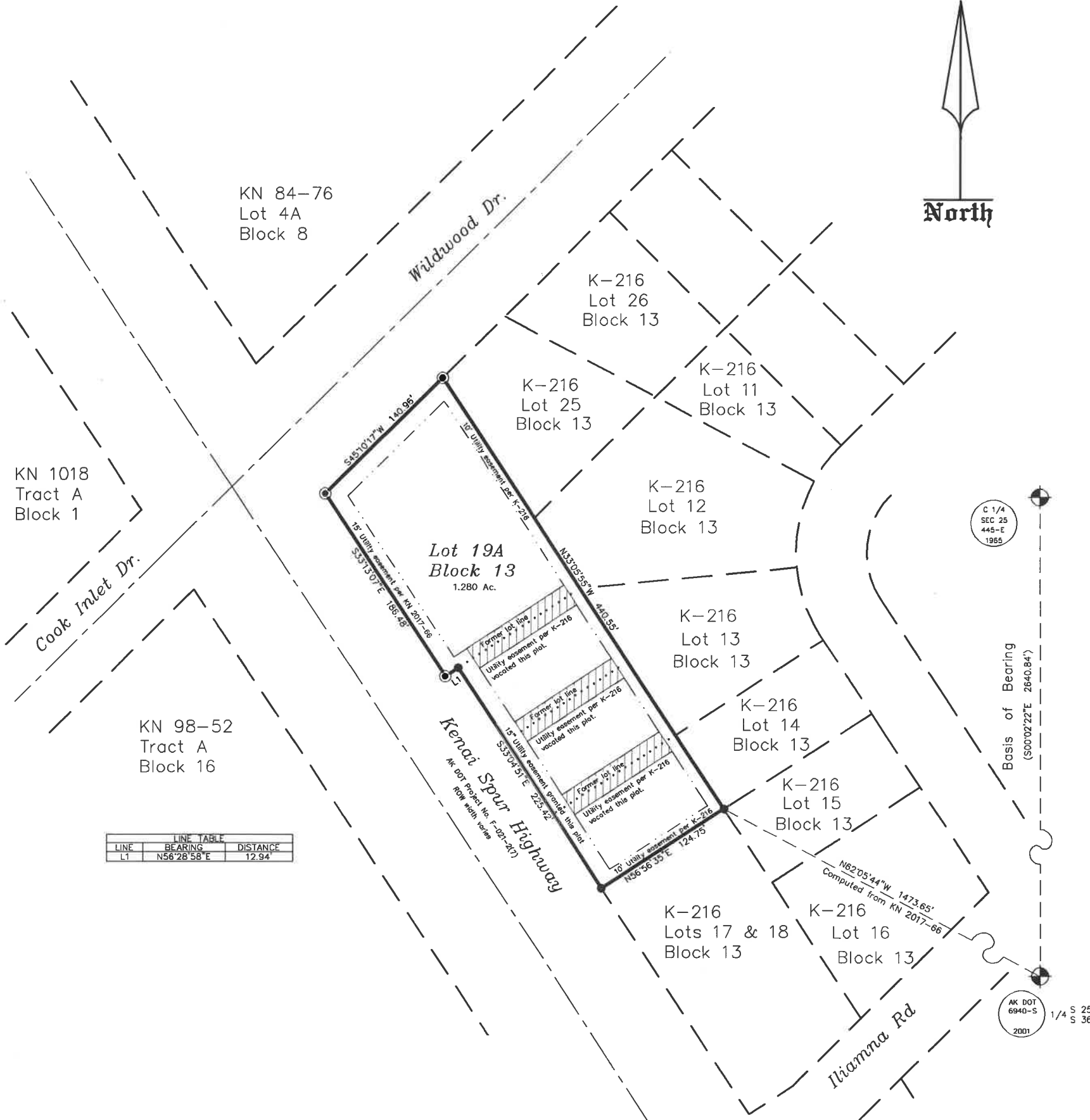
LINE	BEARING	DISTANCE
L1	N56°28'58"E	12.94



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date _____



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOHN MELLISH, INDIVIDUALLY
 JOHN MELLISH, REGISTERED AGENT OF RPM LLC
 14096 KENAI SPUR HIGHWAY
 KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

Carl F. Ahlstrom Subdivision RPM's Replat Number 2

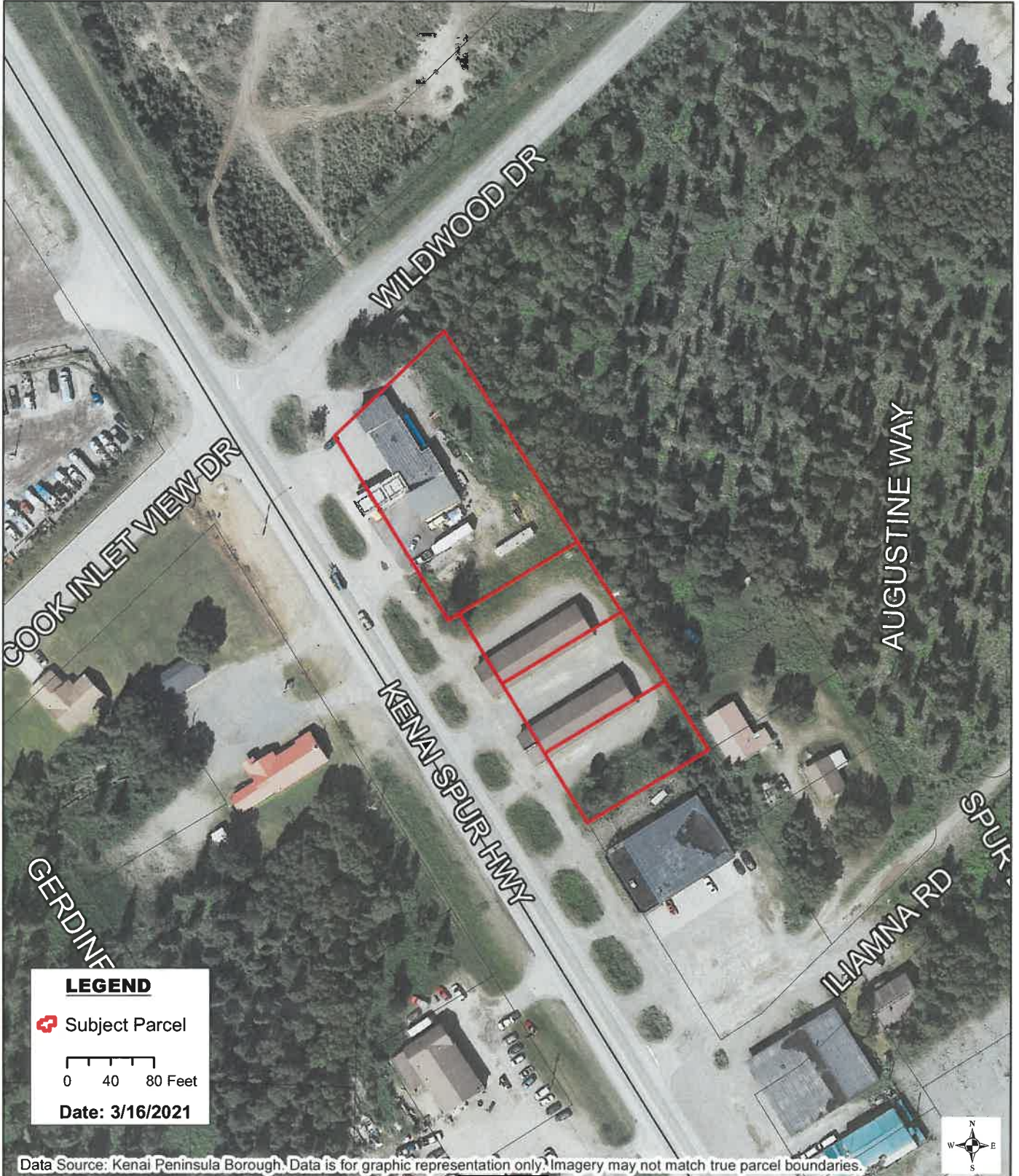
A resubdivision of Lots 19, 20, and 21 Block 13 Carl F. Ahlstrom Subdivision, Plat K-216, excepting therefrom that portion conveyed to the State of Alaska, Department of Highways by instrument recorded February 4, 1971, in Book 61 at Page 239, and Lot 22A Block 13 Carl F. Ahlstrom Subdivision RPM's Replat Plat 2017-66, Kenai Recording District.

Located within the SW1/4 Section 25, T6N, R12W, S.M., City of Kenai, Kenai Peninsula Borough, Alaska.

Containing Ac.	
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner RPM LLC 14096 Kenai Spur Highway Kenai, Alaska 99611
JOB NO. 20299	DRAWN: 3-17-21
SURVEYED: N/A	SCALE: 1"=50'
FIELD BOOK: N/A	SHEET: 1 of 1



**LOT 19A, BLOCK 13, CARL F. AHLSTROM
SUBD. RPM's REPLAT and LOTS 19, 20,
and, 21, BLOCK 13, CARL F. AHLSTROM
SUBD. KPB #03908128; 03908124,
03908125 and 03908126**

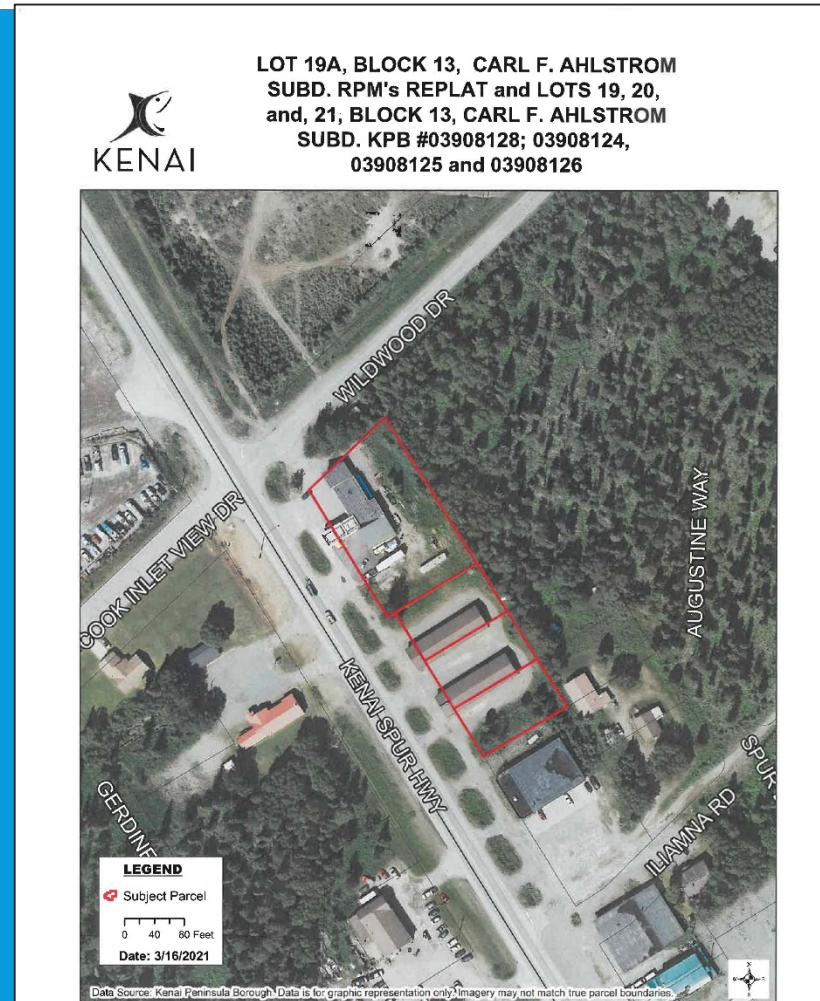


PLANNING & ZONING COMMISSION

PZ2021-09 – Preliminary Plat -
RPM's Replat Number 2

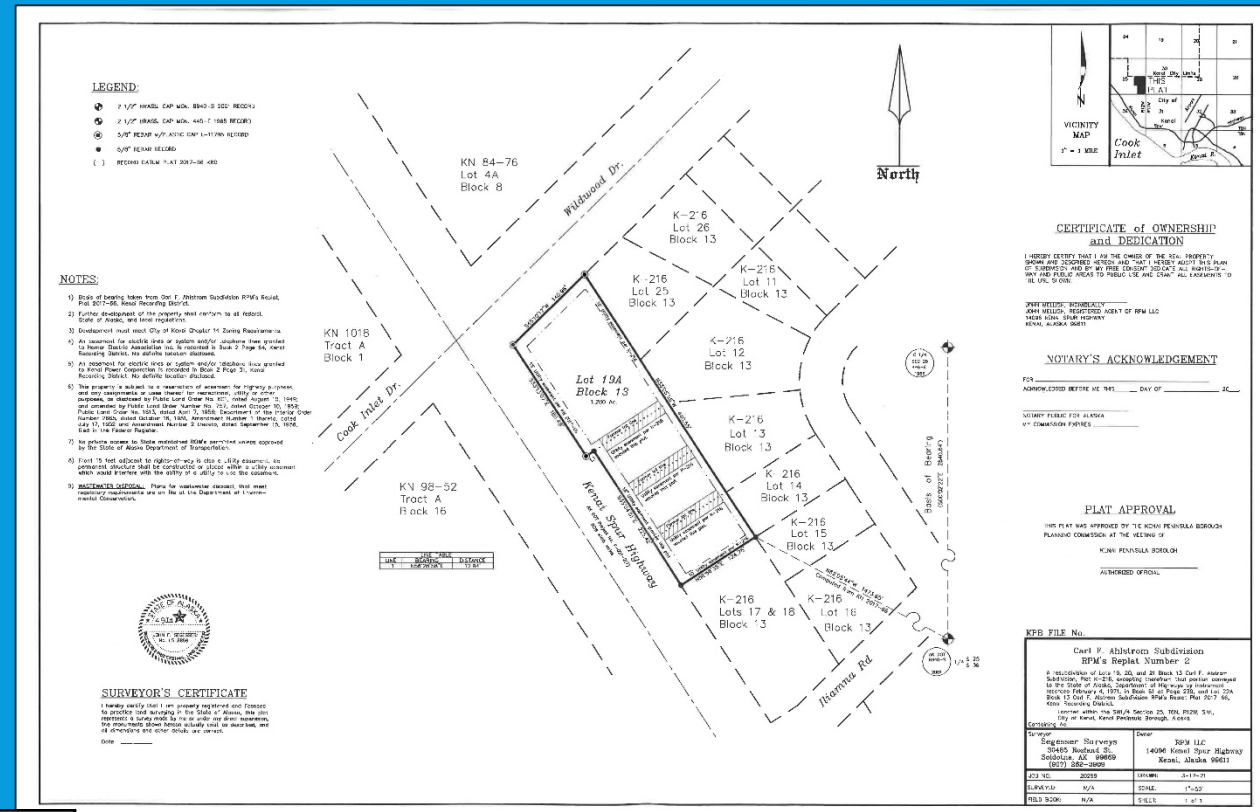
SUMMARY

- Segesser Surveys submitted a preliminary plat on behalf of the property owners, RPM's LLC.
- The plat affects the parcels described as Tract 22A, Block 13, Carl F Ahlstrom Subdivision RPM's Replat; Lots 19, 20, and 21, Block 13, Carl F. Ahlstrom Subdivision.



PRELIMINARY PLAT

- The applicant wishes to vacate the property lines between Lot 22A, Block 13, and Lot 21, 20, and 19, Block 13, Carl F. Ahlstrom Subdivision, which will create a larger tract to be described as Lot 19A, Block 13, Carl F. Ahlstrom Subdivision, RPM's Replat Number 2.
- The proposed Lot 19A, Block 13, will be comprised of approximately 54,886sf.
- The applicant also wishes to vacate the utility easements as set forth on the Preliminary plat.



STAFF ANALYSIS

- Access to the proposed Lot 19A, Block 13, Carl F. Ahlstrom Subdivision RPM's is provided via the Kenai Spur Highway and Wildwood Drive which are paved City maintained roads.
- The building located at 14096 Kenai Spur Highway is connected to City water and sewer services. The mini-storage buildings located at 14064 and 14080 and Kenai Spur Highway are not connected to City water and sewer services. Water lines are located to the rear of the lots and sewer lines are located in the right-of-way of the Kenai Spur Highway. An installation agreement is not required.
- The existing storage structures at 14064 and 14080 Kenai Spur Highway are not in compliance with the front yard setback requirement. The front setback requirement is twenty feet (20') in the General Commercial zone and the distance from the structures to the property line is approximately zero feet (0'). The structure is considered a non-conforming structure as set forth in Kenai Municipal Code 14.20.050 (a) and (d).
- The preliminary plat meets requirements of KMC Subdivision design standards and KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulations.

RECOMMENDATIONS

- City staff recommends approval of the preliminary plat of Carl F. Ahlstrom Subdivision Replat Number 2, subject to the following conditions:
 - 1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
 - 2. The Kenai City Council must declare the ten-foot (10') utility easements are not needed for a public purpose and approve the vacation of the utility easements as shown on the preliminary plat.

ATTACHMENTS

- 1. Resolution No. PZ2021-09
- 2. Application
- 3. Preliminary Plat
- 4. Aerial Map

1. RESOLUTION



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-09**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT CARL F. AHLSTROM SUBDIVISION RPM'S REPLAT NUMBER 2 ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the General Commercial (CG) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, Access to the proposed Lot 19A, Block 13, Carl F. Ahlstrom Subdivision RPM's is provided via the Kenai Spur Highway and Wildwood Drive which are paved City maintained roads; and

WHEREAS, The building located at 14096 Kenai Spur Highway is connected to City water and sewer services. The mini-storage buildings located at 14064 and 14080 Kenai Spur highway are not connected to City water and sewer services. Water lines are located to the rear of the lots and sewer lines are located in the right-of-way of the Kenai Spur Highway An installation agreement is not required; and

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the preliminary plat meets standards for water and wastewater.
2. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the proposed lots meets City standards for minimum lot sizes.
3. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the proposed lots meet City standards for minimum lot width, maximum lot coverage, and maximum height.
4. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the existing structures at 14064 and 14080 Kenai Spur Highway are not in compliance with the front yard setback requirement. The front setback requirement is twenty feet (20') in the General Commercial zone and the distance from the structures to the property line is approximately zero feet (0'). The structures are considered non-conforming structures as set forth in Kenai Municipal C14.20.050 (a) and (d).

Resolution No. PZ2021-09
Page 2 of 2

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That the preliminary plat of Carl F. Ahlstrom Subdivision RPM's Replat Number 2 be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the ten-foot (10') utility easements are not needed for a public purpose and approve the vacation of the utility easements as shown on the preliminary plat.



PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 24th day of March, 2021.

JEFF TWAIT, CHAIRPERSON

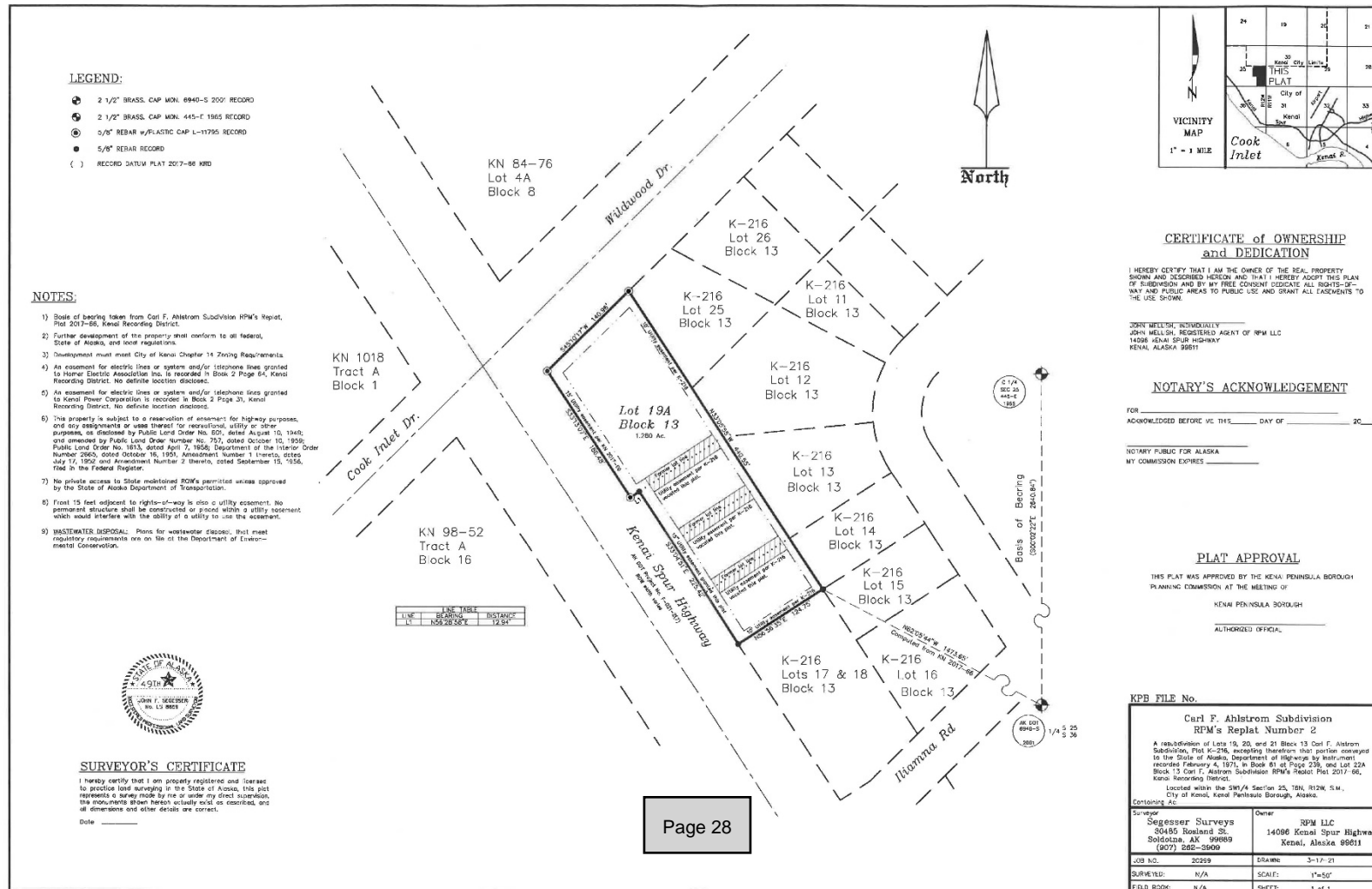
ATTEST:

JAMIE HEINZ MMC, CITY CLERK

2. APPLICATION

 Preliminary Plat Submittal Form		City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99611 (907) 283-8200 planning@kenai.city www.kenai.city/planning	
APPLICANT (SURVEYOR)			
Name:	Segesser Surveys Inc		
Mailing Address:	30485 Rosland St	City: Soldotna	State: AK Zip Code: 99669
Phone Number(s):	907-262-3909, 907-252-3421		
Email:	seggy@ptialaska.net		
PROPERTY OWNER			
Name:	RPM LLC / JOHN MELLISH		
Mailing Address:	14096 KENAI ST	City: KENAI	State: AK Zip Code: 99611
Phone Number(s):			
Email:			
PROPERTY INFORMATION			
Property Owner Name:	RPM LLC		
Current City Zoning:			
Use:	<input type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input checked="" type="checkbox"/> Commercial
	<input type="checkbox"/> Other:		
Water:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community
Sewer:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community
PLAT INFORMATION			
Preliminary Plat Name:	CARL F. AHLSTROM SUBD, RPM'S REPLAT No 2		
Revised Preliminary Plat Name:			
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Street Name (if vacating ROW):			
Exceptions Required and Requested:			
Comments:	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">RECEIVED</p> <p style="margin: 0;">CITY OF KENAI</p> <p style="margin: 0;">DATE 2-25-21</p> <p style="margin: 0;">PLANNING DEPARTMENT</p> </div>		
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1)	<input checked="" type="checkbox"/> (2) 11" x 17" Plats	
Signature:			Date: 2-25-21
Print Name:	JOHN F. SEGESSER	Title/Business:	PRESIDENT SEGESSER SURVEYS

3. PRELIMINARY PLAT



4. AERIAL MAP



LOT 19A, BLOCK 13, CARL F. AHLSTROM
SUBD. RPM's REPLAT and LOTS 19, 20,
and, 21, BLOCK 13, CARL F. AHLSTROM
SUBD. KPB #03908128; 03908124,
03908125 and 03908126



File Attachments for Item:

1. City Council



Kenai City Council - Regular Meeting

March 17, 2021 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda (*Public comment limited to three (3) minutes) per speaker; thirty (30) minutes aggregated*)

All items listed with an asterisk () are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a council member so requests, in which case the item will be removed from the consent agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. SCHEDULED PUBLIC COMMENTS

(Public comment limited to ten (10) minutes per speaker)

C. UNSCHEDULED PUBLIC COMMENTS

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

D. PUBLIC HEARINGS

6. **ADOPTED UNANIMOUSLY. Resolution No. 2021-18** - Authorizing an Amendment of the Shop Local Economic Stimulus Program to Extend the Dates of the Program and Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with the Kenai Chamber of Commerce and Visitor Center for Administration of the Program.
1. **ENACTED UNANIMOUSLY. Ordinance No. 3195-2021** - Accepting and Appropriating Funds in the Airport Fund, and Accepting Grants from the Federal Aviation Administration Under the Coronavirus Response and Relief Supplemental Appropriation Act, 2021.
2. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2021-14** - Further Extending the Disaster Emergency Declaration for the City of Kenai Made on March 18, 2020 in Response to the COVID-19 Health Emergency.
3. **ADOPTED UNANIMOUSLY. Resolution No. 2021-15** - Approving Development Incentives Per Kenai Municipal Code 21.10.100. for a Lease of Airport Reserve Lands Between the City of Kenai and Alaska Air Fuel, Inc. on 2.52± Acre Portion of Lot 5, FBO Subdivision No. 8.

4. **ADOPTED UNANIMOUSLY. Resolution No. 2021-16** - Approving an Application Extension Until October 8, 2021 Per Kenai Municipal Code 21.10.050 for Alaska Air Fuel, Inc. for a 2.52± Acre Portion of Lot 5, FBO Subdivision No. 8.
5. **ADOPTED UNANIMOUSLY. Resolution No. 2021-17** - Authorizing a Budget Transfer Within the General Fund – Buildings Division for Professional Services as a Result of Personnel Vacancy.
7. **ADOPTED UNANIMOUSLY. Resolution No. 2021-19** - Authorizing an Agreement for Professional Engineering Services to Begin Assessments for the Master Plan for Water & Sewer Facilities and Equipment.

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of March 3, 2021.

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Bills to be Ratified.
2. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Purchase Orders Over \$15,000.
3. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 4/7/2021.** *Ordinance No. 3196-2021 - Accepting and Appropriating Federal Funds from the Institute of Museum and Library Services Passed Through the Alaska State Library for Employee Training.
4. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 4/7/2021.** *Ordinance No. 3197-2021 - Amending Kenai Municipal Code Section 23.50.010 - Employee Classification, to Amend the Class, Title, and Range, to Include a Capital Projects Manager.
5. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 4/7/2021.** *Ordinance No. 3198-2021 - Amending Kenai Municipal Code Section 1.15.130 - Telephonic Participation, to Provide for Remote Electronic Participation.
6. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 4/7/2021.** *Ordinance No. 3199-2021 - Conditionally Waiving Certain Provisions of Title 17- Public Utilities and Enterprises, Related to Penalty, Interest and Shutoff for Nonpayment of Fees for Water and Sewer Utility Customers that Certified to the City That They Were Impacted by COVID-19 Pursuant to the City Manager's Executive Order No. 2 During the Effective Period of the City's Emergency Disaster Declaration.
7. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 4/7/2021.** *Ordinance No. 3200-2021 - Accepting and Appropriating an Amendment to a COVID CARES Act for Older Adults and Their Caregivers 2021 Grant Passed through the State of Alaska for Kenai Senior Center Expenditures in Support of its Response to the COVID-19 Public Health Emergency.

8. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 4/7/2021.**
***Ordinance No. 3201-2021** - Increasing Estimated Revenues and Appropriations in the Airport Fund and Appropriating Funds in the Airport Snow Removal Equipment Capital Project Fund for the Purchase of Snow Removal Equipment – Multi-Purpose Broom/Blower.
9. **APPROVED UNANIMOUSLY. Action/Approval** - Special Use Permit to Alaska Air Fuel, Inc. for Office, Parking and Utilities.
10. **Discussion** - COVID-19 Response.
11. **SET FOR 4/20/2021 AND 4/22/2021. Discussion** - Set Meetings for Council Personnel Evaluations.

H. COMMISSION / COMMITTEE REPORTS

1. Council on Aging
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee
7. Mini-Grant Steering Committee

I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

1. City Manager
2. City Attorney
3. City Clerk

K. ADDITIONAL PUBLIC COMMENT

1. Citizens Comments (*Public comment limited to five (5) minutes per speaker*)
2. Council Comments

L. EXECUTIVE SESSION

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATION ITEMS

1. Purchase Orders Between \$2,500 and \$15,000
2. Kenai Peninsula Orchestra Letter of Thanks

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk's Office at 907-283-8231.

Join Zoom Meeting

<https://us02web.zoom.us/j/85021157210>

Meeting ID: 850 2115 7210 **Passcode:** 245673

OR

Dial In: (253) 215-8782 or (301) 715-8592

Meeting ID: 850 2115 7210 **Passcode:** 245673

File Attachments for Item:

2. Kenai Peninsula Borough Planning



Planning Commission Final Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax
Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

Melanie Aeschliman, Planning Director • Charlie Pierce, Borough Mayor

Blair Martin, Chair – Kalifornsky Beach ~ Robert Ruffner, Vice Chair – Kaslof/Clam Gulch

Syverine Abrahamson-Bentz, Parliamentarian – Anchor Point/Ninilchik ~ Jeremy Brantley – Sterling

Paulette Bokenko-Carluccio – City of Seldovia ~ Cindy Ecklund – City of Seward ~ Pamela Gillham – Ridge Way

Davin Chesser – Northwest Borough ~ Diane Fikes – City of Kenai ~ Virginia Morgan – East Peninsula ~ Franco Venuti – City of Homer

March 15, 2021

7:30 p.m.

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDAS

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda.

If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.

***1. Time Extension Request – None**

***2. Planning Commission Resolutions - None**

***3. Plats Granted Administrative Approval**

- a. Salamatof Air Park Leasing Addition; KPB File 2014-060

***4. Plats Granted Final Approval (20.10.040) - None**

***5. Plat Amendment Request - None**

***6. Commissioner Excused Absences**

***7. Minutes**

- a. February 22, 2021 Planning Commission Meeting

D. OLD BUSINESS - None

E. NEW BUSINESS

1. ROW Vacation: Vacate a portion of Beth Court cul-de-sac adjoining Lot 9 and Lot 10 Ridgewood Estates Unit 3 Amended as dedicated on Ridgewood Estates Unit 3 Amended Plat HM 86-89. The right-of-way being vacated is developed and located within the NE 1/4 of Section 12, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2021-015V
2. Utility Easement Vacation: Vacating the 10' Utility Easement adjoining the former south boundary of Tract A, Alaska Land Survey No. 96-42, granted by Alaska State Land Survey No 96-42, Plat SW 99-1; within Section 22, Township 5 North, Range 1 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2021-019V
3. Street Name Change: Location: *BEADFORD AVENUE* named by plat KN 84-8; Section 17, T5N, R10W; Seward Meridian, Kenai Peninsula Borough, AK; in the Ridgeway Community; Proposed Name: *BROTHERS AVENUE*
4. Street Name Change: Location: *MERETRIX ROAD & TOLRAH ROAD* both named by plat KN 2008-52; Section 21, T2N, R12W; Seward Meridian, Kenai Peninsula Borough, AK; in the Clam Gulch Community; Proposed Names: *LUNA VISTA ROAD for Meretrix Road and NOVA ROAD for Tolrah Road*
5. Ordinance 2021-11: An ordinance authorizing a communications site lease agreement with Vertical Bridge Development, LLC (*Summit Lake Area*)
6. Conditional Use Permit: PC Resolution 2021-07 - To replace the existing twin culverts with a box culvert under Nikolaevsk Rd. within the 50-foot Habitat Protection District of the North Fork Anchor River; Section 26, Township 4 South, Range 14 West, Seward Meridian, Kenai Peninsula Borough, Alaska; Petitioner: Kenai Watershed Forum
7. Ordinance 2021-___: An ordinance amending KPB 21.18, Anadromous Waters Habitat Protection, in accordance with recommendations contained in the final report of the Work Group formed to provide a review of Chapter 21.18.

F. PLAT COMMITTEE REPORT - Plat Committee will review 11 Plats

G. OTHER

1. Plat Committee Members for April, May & June, 2021

H. PUBLIC COMMENT/PRESENTATION (Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, April 12, 2021** in the Betty J. Glick Assembly

Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

ADVISORY PLANNING COMMISSION MEETINGS

ADVISORY COMMISSION	MEETING LOCATION	DATE	TIME
Anchor Point	Zoom		7:00 PM
Cooper Landing	Zoom		6:00 PM
Funny River	Zoom		7:00 PM
Kalifornsky	Zoom		6:00 PM
Kachemak Bay	Zoom		7:00 PM
Moose Pass	Zoom	TBD	N/A
Hope / Sunrise	Zoom		7:00 PM

NOTE: Advisory planning commission meetings are subject to change. Please verify the meeting date, location, and time with the advisory planning commission chairperson. Chairperson contact information is on each advisory planning commission website. Links to the websites can be found on the Planning Department website.

**CONTACT INFORMATION
KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215
 Phone: toll free within the Borough 1-800-478-4441, extension 2215
 Fax: 907-714-2378
 e-mail address: planning@kpb.us
 website: <http://www.kpb.us/planning-dept/planning-home>

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.

Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly. Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.



Plat Committee Final Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax
Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

Melanie Aeschliman, Planning Director • Charlie Pierce, Borough Mayor
Paulette Bokenko-Carluccio, – City of Seldovia ~ Diane Fikes – City of Kenai
Jeremy Brantley – Sterling ~ Pamela Gillham – Ridge Way
Cindy Ecklund, Alternate – City of Seward ~ Franco Venuti – City of Homer

March 15, 2021
6:00 p.m.

The hearing procedure for the Plat Committee public hearings is as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.

***1. Agenda**

***2. Member / Alternate Excused Absences**

***3. Minutes**

- a. February 22, 2021 Plat Committee Meeting

D. OLD BUSINESS

E. NEW BUSINESS

1. ASLS 2020-08 Fritz Creek Heights Subdivision
KPB File 2021-011; [Geovera LLC/AK State DNR DMLW]
Tom Cat Drive
Fritz Creek Area
Kachemak Bay APC
2. ASLS No. 2019-34 Tract A ASLS 96-42
KPB File 2021-019; [CRW Engineering Group LLC/AK State DNR DMLW]
MP 32.5 Seward Highway
Moose Pass Area
Moose Pass APC

3. Forestline Subdivision Addition No. 2
KPB File 2021-018; [McLane Consulting Group/Robinson]
Eagle Ave. & Kelcee Ln.
Sterling Area
4. Green Forest Subdivision Black Addition
KPB File 2021-010; [Fineline Surveys Inc./Black, Johnson]
Halbouty Rd. to Koala Ln. to Pembroke Dr.
Nikiski Area
5. Terrace View Farm Replat
KPB File 2019-150; [Peninsula Surveying LLC/Hickman]
Komosomol St, Universe Ave, Markoka Ave. & Nordvik Ave.
Nikolaevsk Area
Anchor Point APC
6. Van Sky Subdivision Number 7
KPB File 2021-012; [Segesser Surveys/Estate of Dennis Van Sky, Dukowitz]
Birchwood Dr., Jeffery Ave. & Sequoya Dr.
Nikiski Area
7. Alder Slopes 2021 Replat
KPB File 2021-017; [Seabright Surveying/Bloom]
Greenwood Rd. & Cottonwood Hill Ave.
Fitz Creek Area
Kachemak Bay APC
8. Canyon Trails Amended Forquer 2021 Replat
KPB File 2021-016; [Seabright Surveying/Forquer]
Golden Plover Ave.
City of Homer
9. Puffin Acres SVH 2021 Replat
KPB File 2021-013; [Seabright Surveying/Engebretsen, SVH LLC & East Rd. Services]
East End Rd. & Little Fireweed Ln.
City of Homer
10. Vineyard Estates 2021
KPB File 2021-014; [Seabright Surveying/Linegar]
East Hill Rd. & Latham Ave.
City of Homer
11. ROW Acquisition Plat
Sterling Hwy. MP 45-60 Sunrise to Skilak Lake Rd.
KPB File 2021-022 [Smith, USDA Forest Service, AK DNR & KPB]
Cooper Landing Area
Cooper Landing APC

F. PUBLIC COMMENT**G. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING**

The next regularly scheduled Planning Commission meeting will be held **Monday, April 12, 2021** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **6:30 p.m.**

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

E-mail address: planning@kpb.us

Website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KP.B 2.40.080.